



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
DECEMBER 12, 2007
Draft**

MEMBERS PRESENT

Dorothy Carrier, Chairman
Joanne Rogers, Vice Chairman
John Papacosma
Kenneth Cichon
Robin Brooks
Roberta Floccher, Associate Member

MEMBERS ABSENT

STAFF PRESENT

Tracey Thibault, Interim Town Planner

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by Dorothy Carrier, Chairman.

Chairman Carrier read the agenda and described meeting procedures.

Minutes of November 27, 2007

Joanne Rogers moved, seconded by Mr. Cichon that they be adopted as printed. Five in Favor (Ms. Carrier, Ms. Rogers, Mr. Cichon, Mr. Brooks and Ms. Floccher) One abstained due to his absence from the November meeting (Mr. Papacosma)

OLD BUSINESS:

No old business.

NEW BUSINESS:

Ms. Carrier reported on the site visit held on December 10, 2007 and attended by Mr. Cichon, Ms. Rogers, Ms. Carrier, Mr. Brooks, Mr. Papacosma, Ms. Thibault, the applicants, and one abutter.

Mr. and Mrs. Caron requested to change the use of the site to a commercial use build boats and described the holding tank. Mrs. Caron stated they would not be increasing the size of the building, discussed the contract to take care of wastewater, the plan to dispose of all waste including hazardous waste, no increase to use of driveway, no increase in traffic, and that boats would not be stored there except for Mr. Caron's person boat. Mr. Caron discussed the historical commercial uses of the site.

Ms. Carrier opened the floor to members of the public who wished to comment on this agenda item.

Ms. Jean Hathaway, abutter, asked given the ordinance size restrictions for property in Harpswell, how could this applicant have such a small lot with two uses on it. Ms. Hathaway pointed out the lot size requirements that she had to meet when she divided her lot into two lots.

Ms. Carrier stated that there would not be two uses on this property. Ms. Thibault explained that the applicants would have to choose between a residential use and a commercial use unless they were able to obtain a variance with regard to the minimum lot size standard. Mr. Cichon explained that the difference between Ms. Hathaway's lot and the applicants was that the applicant's lot was a grandfathered existing lot of record and therefore the use is allowed. Mr. Cichon stated that because Ms. Hathaway was creating a new lot it had to conform to the current standards.

Ms. Hathaway asked if any commercial use would be allowed on this site if the Planning Board approved the commercial use.

Mr. Papacosma stated that any change in use would have to come back before the Planning Board.

Ms. Hathaway expressed her concern that the garage was too close to the lot line.

Mr. Caron stated that they went by the existing pins and that after the survey the only pins that moved were the ones close to the road.

There being no further comments from members of the public present, Ms. Carrier, Chair, closed the public portion of the meeting.

The Planning Board reviewed the Site Plan Review Ordinance with regard to dimensional requirements, utilization of the site, road system, number of employees, volume of work, access into the site, vehicular visibility of the roadway, internal vehicular circulation, parking, pedestrian circulation, stormwater management, utilities, septic, erosion control, groundwater protection, well, subsurface waste disposal, utilities, essential service, lighting, water quality protection, hazardous materials plan, solid waste disposal, and historic and archeological significance.

Mr. Caron stated that there would be no more than three part time employees and planned to do three boats per year. Mr. Caron added that underground power will be run to the shop from the house. Mr. Caron discussed the well, using Pine Tree Waste for waste disposal, lighting, and the use of the house as part of the business.

The Planning Board discussed conditions of approval, not limiting the use of the house, the reluctance to have the applicants incur more review fees, and tabling the application until after Board of Appeals review.

Ms. Rogers moved, seconded by Mr. Brooks to find that the applicant meets the standards of the Harpswell Site Plan Review Ordinance § 15.1 through § 15.21 and that the Planning Board therefore approved the application for the boat repair facility with the condition that one use is allowed on the property at a time either residential or commercial unless a variance is granted by the Board of Appeals.

The Planning Board discussed the motion.

Ms. Rogers withdrew her motion.

Ms. Rogers moved, seconded by Mr. Brooks that the applicant meets the requirements of § 15 of the Site Plan Review Ordinance standards with the condition that the site only be used either as a residential or commercial use unless a variance is granted by the Board of Appeals for both uses. Unanimous Approval

OTHER BUSINESS:

Ms. Thibault distributed the new materials provided by the applicants for the Hamilton Place subdivision and discussed how those materials met the expressed concerns of the Planning Board.

The Planning Board signed the plans for the Hamilton Place Subdivision.

Ms Carrier announced that a new Town Planner, Ms. Carolyn Tukey had been hired by the Town of Harpswell and will be starting in January. Ms. Carrier and the Planning Board members expressed their appreciation of Ms. Thibault for her superior performance as the Interim Town Planner.

There being no other business before the Planning Board, Ms. Rogers moved, seconded by Mr. Brooks to adjourn to a workshop. Unanimous Approval

Meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Marsha M. Hinton
Recording Secretary